

TEXAS TRANSPORTATION COMMISSION

DENTON County

MINUTE ORDER

Page 1 of 1

DALLAS District

In the City of Lewisville, Denton County, on BS 121 H, the State of Texas acquired certain land for highway purposes by instruments recorded in Volume 2662, at Page 170, and in Volume 2953, at Page 308, Real Property Records of Denton County, Texas.

A portion of the land, described in Exhibit A (the tract), is no longer needed for a state highway purpose.

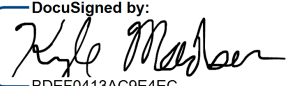
In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (the commission) may recommend the sale of any interest in right of way no longer needed for a state highway purpose to abutting and adjoining landowners.

Hawkeye Realty Schreiber, LP is an abutting landowner and has requested to purchase the tract for \$11,192.

The commission finds \$11,192 to be a fair and reasonable value of the state's right, title, and interest in the tract.

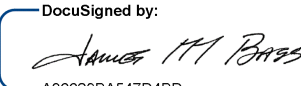
IT IS THEREFORE ORDERED by the commission that the tract is no longer needed for a state highway purpose. The commission recommends, subject to approval by the attorney general, that the governor of Texas execute a proper instrument conveying all of the state's right, title, and interest in the tract to Hawkeye Realty Schreiber, LP for \$11,192; SAVE AND EXCEPT, however, there is to be excepted and reserved therefrom all of the state's right, title, and interest, if any, in and to all of the oil, gas, sulphur, and other minerals, of every kind and character, in, on, under, and that may be produced from the land.

Submitted and reviewed by:

DocuSigned by:

BDEF0413AC9E4FC...

Director, Right of Way Division

Recommended by:

DocuSigned by:

A36629BA547D4BD...

Executive Director

115778 June 25, 2020

Minute Number	Date Passed
------------------	----------------

EXHIBIT "A"

County: Denton
 Highway: S.H. 121
 Acct No. 8018-1-69

DATE: 01/30/2020

Description for Tract 1

BEING 0.064 acres [2,798 square feet] tract of land, more or less, situated in the Peter Harmonson Survey, Abstract No. 604, City of Lewisville, Denton County, Texas, and being a portion of a called "Tract 1" (4.4962-acres), conveyed to The State of Texas, as evidenced in a Judgment of Court in Absence of Objection, Cause No. CC-89-5747-d, recorded in Volume 2662, Page 170, and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for the southwest corner of a called 0.304 acre tract of land, conveyed to Roberts Sisters Partnership, as evidenced in a Special Warranty Deed, recorded in Instrument No. 2015-66273 of the Official Records of Denton County, Texas, same being on the northerly right of way line of Vista Ridge Mall Drive, a variable width right of way, as described in a deed to the City of Lewisville, recorded in Instrument No. 2009-61479 of the Official Records of Denton County, Texas;

THENCE North 00°12'16" West, along the westerly line of said 0.304 acre tract, a distance of 372.74 feet to a TXDOT right of way monument found for the **POINT OF BEGINNING** on the southeasterly right of way line of State Highway No. 121 Business, a variable width right of way, same being the most easterly, southeast corner of said "Tract 1", same also being the northwest corner of said 0.304 acre tract of land;

1. **THENCE** South 85°34'16" West, along the southeasterly right of way line of said State Highway No. 121 Business, a distance of 92.16 feet to a TXDOT right of way monument found for corner;
2. **THENCE** North 53°25'52" East, departing the southeasterly right of way line of said State Highway No. 121 Business, a distance of 114.14 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner on the easterly line of said "Tract 1";
3. **THENCE** South 00°12'16" East, along the easterly line of said "Tract 1", a distance of 60.88 feet to the **POINT OF BEGINNING** and containing 0.064 of an acre (2,798 square feet) of land, more or less.

AS SHOWN ON TXDOT MAPSHEET S.H. 121
 FROM: SOUTH CITY LIMIT OF LEWISVILLE
 TO: EAST OF F.M. 1171
 STA: 1368+97.53 - 205+05.00
 ACCT. NO. 8018-1-69
 DENTON COUNTY
 1985

EXHIBIT "A"
TRACT 1

0.064 OF AN ACRE OF LAND
 IN THE PETER HARMONSON SURVEY,
 ABSTRACT NO. 604
 DENTON COUNTY, TEXAS

MICHAEL MARX
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 5181
 6160 WARREN PKWY., SUITE 210
 FRISCO, TEXAS 75034
 PH. 972-335-3580
 michael.marx@kimley-horn.com



Kimley»Horn

6160 Warren Parkway, Suite 210
 Frisco, Texas 75034

FIRM # 10193822

Tel. No. (972) 335-3580
 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CDS	KHA	01/30/2020	064541000	1 OF 2

County: Denton
Highway: S.H. 121
ACCT No. 8018-1-69



STATE HIGHWAY NO. 121 BUSINESS

EXHIBIT "A" TRACT 1

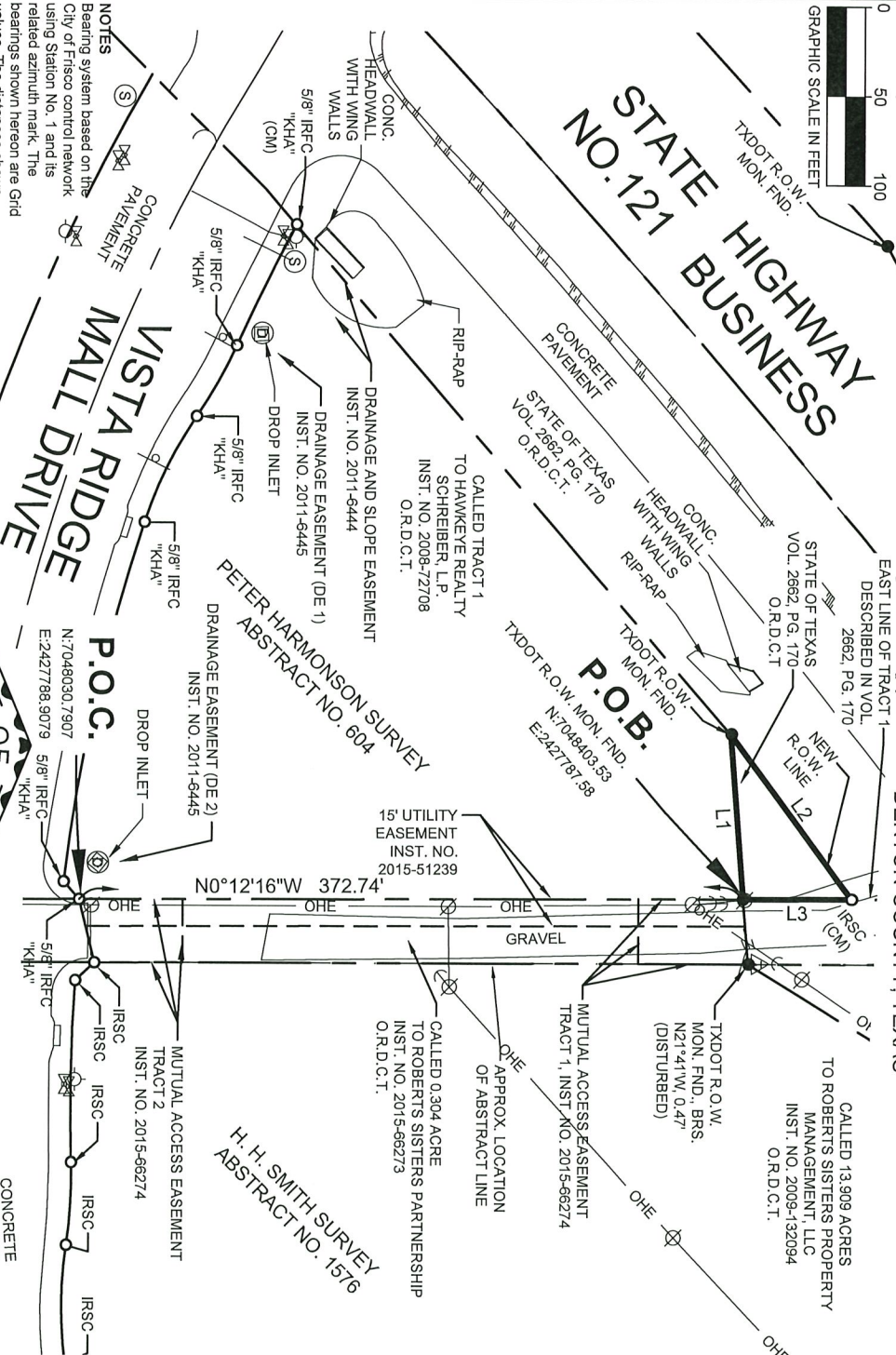
0.064 OF AN ACRE OF LAND
IN THE PETER HARMONSON SURVEY, ABSTRACT NO. 604
DENTON COUNTY, TEXAS

LINE TYPE LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	FENCE
	ASPHALT PAVEMENT

LEGEND

	MANHOLE
	MARKER SIGN
	POLE
	GUY ANCHOR
	GUY ANCHOR POLE
	UTILITY POLE
	SIGN
	MARQUEE/BILLBOARD
	LIGHT STAND
	WATER VALVE
	IRON ROD W/ "KHA" CAP SET
	IRON ROD WITH CAP FOUND
	PK NAIL SET
	PK NAIL FOUND
	IRON ROD FOUND
	"X" CUT IN CONCRETE SET
	"X" CUT IN CONCRETE FOUND
	P.O.B. POINT OF BEGINNING
	P.O.C. POINT OF COMMENCING
	CM CONTROLLING MONUMENT

LINE TABLE		
NO.	BEARING	LENGTH
L1	S85°34'16"W	92.16'
L2	N53°25'52"E	114.14'
L3	S00°12'16"E	60.88'



NOTES

Bearing system based on the City of Frisco control network using Station No. 1 and its related azimuth mark. The bearings shown hereon are Grid values. The distances shown hereon are Surface values. To convert the Surface distances to Grid values, multiply the distances shown by a Combined Scale Factor of 0.999845535.

MICHAEL MARX

REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5181

6160 WARREN PKWY., SUITE 210
FRISCO, TEXAS 75034

PH. 972-335-3580

michael.marx@kimley-horn.com

CALL TO
HAWKEYE REALTY
SCHREIBER, L.P.
INST. NO. 2008-72708
O.R.D.C.T.



I, the undersigned registered professional land surveyor, do declare that the plat shown hereon represents a boundary survey made on the ground under my supervision of the tract or parcel of land, according to the map or plat and/or deeds thereof, indicated hereon.

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn By	Checked By	Date	Project No.	Sheet No.
1" = 100'	CDS	KHA	01/30/2020	064541000	2 OF 2